065.0	0002	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,300 /	859,300
					USE VALUE:	859,300 /	859,300
					ASSESSED:	859,300 /	859,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCANN JAMES C & SANDRA J
Owner 2:	TRS/ SANDRA J MCCANN REVOCABL
Owner 3:	TRUST
Street 1:	178 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCCANN JAMES C & SANDRA J -
Owner 2:	-
Street 1:	178 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 2148 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6260.000	471,700	4,700	382,900	859,300
Total Card	0.144	471,700	4,700	382,900	859,300
Total Parcel	0.144	471,700	4,700	382,900	859,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.05 | /Parcel: 400.05

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	41485
GIS Ref	
GIS Ref	
Insp Date	12/11/08

!5585!

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	471,700	4700	6,260.	382,900	859,300		Year end	12/23/2021
2021	101	FV	457,600	4700	6,260.	382,900	845,200		Year End Roll	12/10/2020
2020	101	FV	457,600	4700	6,260.	382,900	845,200	845,200	Year End Roll	12/18/2019
2019	101	FV	343,700	4700	6,260.	355,600	704,000	704,000	Year End Roll	1/3/2019
2018	101	FV	343,700	4700	6,260.	355,600	704,000	704,000	Year End Roll	12/20/2017
2017	101	FV	343,700	4700	6,260.	311,800	660,200	660,200	Year End Roll	1/3/2017
2016	101	FV	343,700	4700	6,260.	284,500	632,900	632,900	Year End	1/4/2016
2015	101	FV	324,600	4700	6,260.	251,600	580,900	580,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:26:00

LAST REV

Date	Time
06/05/19	12:01:34
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5585

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCANN JAMES C	72561-533	1	5/6/2019	Convenience	100	No	No		
ORNSTEIN IAN J/	22985-212		3/16/1993		175,900	No	No		Y

USER DEFINED

Prior Id # 1:	41485
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2014	895	New Wind	11,738					
8/9/2011	829	Manual	44,000					INSTALL28 SUNPOWER
11/19/2003	994	Manual	1,000					FRAME BEAM IN KITC
10/9/2003	932	Redo Kit	51,279			G6	GR FY06	rebuild back stair
11/10/1998	779	Redo Bat	10,000					REM/BATH NEW WINDO
9/26/1995	564		20,000					DORMER-BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2014	External Ins	PC	PHIL C
4/18/2012	Info Fm Prmt	BR	B Rossignol
12/11/2008	Meas/Inspect	163	PATRIOT
7/21/2005	Inspected	BR	B Rossignol
11/6/1999	Inspected	266	PATRIOT
10/8/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6260		Sq. Ft.	Site		0	70.	0.87	12			Med. Tr	-10					382,915						382,900	

Total AC/HA:	0.14371	Total SF/SM:	6260	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	382,915	Spl Credit		Total:	382,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19095826
Const Adj.:	0.99495000
Adj $ / SQ:	159.967
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528765
Depreciation:	57107
Depreciated Total:	471658

COMMENTS

OF=TOILET ON FFLR..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

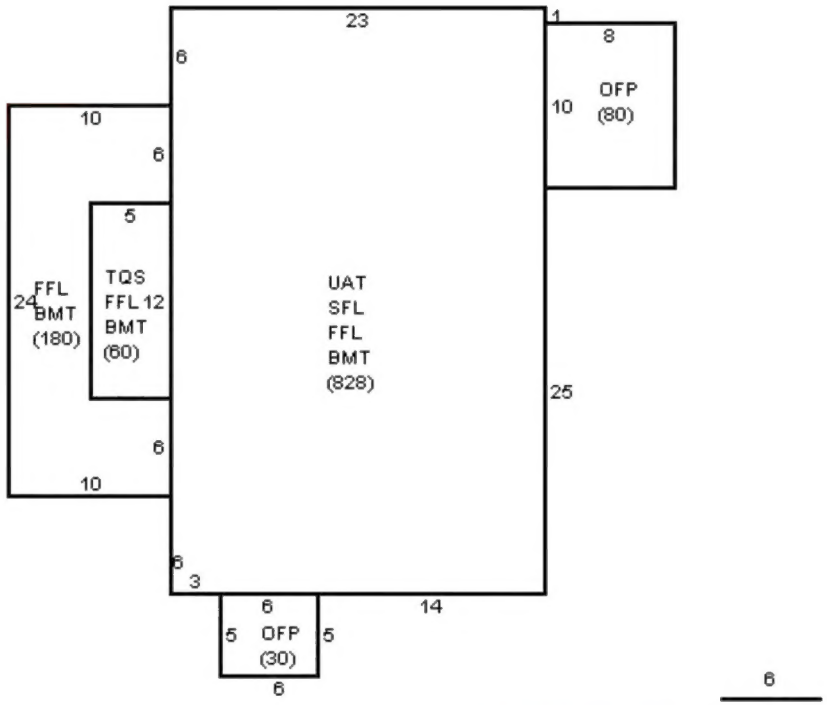
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.96
Special Features:	0	Val/Su Net:	141.82
Final Total:	471700	Val/Su SzAd	243.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	47.990	51,254
FFL	First Floor	1,068	159.970	170,845
SFL	Second Floor	828	159.970	132,453
UAT	Upper Attic	207	123.170	25,497
OFP	Open Porch	110	31.340	3,448
TQS	3/4 Story	45	159.970	7,199

Net Sketched Area:	3,326			Total:	390,696
Size Ad	1941	Gross Area	3962	FinArea	2148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1928	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc